

D O C K E T

6/21/2018

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Sonny West Conference Center
Howard Office Building, 700 2nd Avenue South**

**MS. CYNTHIA CHAPPELL
MR. DAVID EWING, Chairman
MR. DAVID HARPER
MS. CHRISTINA KARPYNEC
MR. RICHARD KING
MR. DAVID TAYLOR, Vice-Chair
MS. ALMA SANFORD**

CASE 2018-093 (Council District - 20)

Justin Crandall, appellant and 552 Westboro LLC, owner of the property located at **6353 B Columbia Avenue**, requesting variance from lot size requirements in the R8 District, to construct a single family residence. Referred to the Board under Section 17.12.020 and 17.40.180 a. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 911-3 Parcel(s) 31

RESULT-Deferred July 5th

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CASE 2018-107 (Council District - 33)

Brett Garrett, appellant and CH REALTY, owner of the property located at **3818 Logistics Way**, requesting a variance from sidewalk requirements in the IR District, to build a warehouse. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Warehouse

Map 175 Parcel(s) 224

RESULT

CASE 2018-202 (Council District - 21)

Elean Whitlow, appellant and Lynette Whitlow, owner of the property located at **2301 Buchanan Street**, requesting a change in legally non-conforming use in the RS5 District, from a drive-in market to a storage facility for an online retail market. Referred to the Board under Section 17.40.180(D). The appellant alleged the Board would have jurisdiction under Section 17.40.180(D).

Use-Commercial

Map 811 Parcel(s) 26

RESULT

CASE 2018-219 (Council District - 29)

Robin York, appellant and Regent Land, owner of the property located at **3545 Anderson Road**, requesting a variance from parking location requirements in the R10 District, to construct two single family homes. Referred to the Board under Section 17.12.030 a. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 136-15 Parcel(s) 7

RESULT

CASE 2018-221 (Council District - 02)

Matthew Hamby, appellant and Ezell, LLC, owner of the property located at **3304 Dickerson Pike**, requesting a variance from sidewalk requirements in the CL District, to renovate an existing restaurant. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Restaurant

Map 5-16 Parcel(s) 27

RESULT - Deferred July 5th

CASE 2018-240 (Council District - 25)

Jeffery Hart, appellant and Tim Reynolds, owner of the property located at **1808 A Warfield Drive**, requesting a variance from sidewalk requirements in the R10 District, to build a single family house. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family new construction

Map 131-32E Parcel(s) 1-CO

RESULT

CASE 2018-241 (Council District - 25)

Jeffery Hart, appellant and Tim Reynolds, owner of the property located at **1808 B Warfield Dr**, requesting a variance from sidewalk requirements in the R10 District, to build a new single family house. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family new construction

Map 131-32E Parcel(s) 2-CO

RESULT

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CASE 2018-251 (Council District - 25)

Chuck Paetz, appellant and Holly Lovell, owner of the property located at **903 Winston Place**, requesting variances from minimum separation requirements and rear setback requirements in the R10 District, to convert detached garage to second single family residence. Referred to the Board under Section 17.12.020, 17.04.060. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Detached Garage

Map 118-14 Parcel(s) 18

RESULT

CASE 2018-252 (Council District - 17)

Joni Elder, appellant and Duina Norman & Pia Stratton, owners of the property located at **1802 8th Avenue South**, requesting a special exception and a variance from minimum separation requirements in the CS District, to use property for a kennel. Referred to the Board under Section 17.16.175. The appellant alleged the Board has jurisdiction under Section 17.40.180(B&C).

Use-Kennel

Map 105-1 Parcel(s) 102

RESULT

CASE 2018-266 (Council District - 21)

Robert Hernandez, appellant and owner of the property located at **1512 Dr. D B Todd, Jr. Boulevard**, requesting variance from sidewalk requirements in the RS5 District, for already constructed single family residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 811-5 Parcel(s) 313

RESULT

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CASE 2018-275 (Council District - 21)

Timo Six, LLC, appellant and **Brandon Knox**, owner of the property located at **1807 12th Avenue N.**, requesting a variance from sidewalk requirements in the R6 District, for a single family residence. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 81-7 Parcel(s) 352

RESULT

CASE 2018-293 (Council District - 29)

Drees Premier Homes, Inc, appellant and owner of the property located at **3001 Ned Shelton Road**, requesting a variance from sidewalk requirements in the AR2A District, to construct a single family residence. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Residential

Map 135 Parcel(s) 186

RESULT

CASE 2018-303 (Council District - 06)

Gray Enterprises, appellant and **Brian and Lauren Perkins**, owner of the property located at **704 S. 14th Street**, requesting a variance from sidewalk requirements in the RS5 District, construct a single family residence without sidewalks. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use- Single Family Residence

RESULT

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CASE 2018-306 (Council District - 18)

Jonathan Street, appellant and owner of the property located at **2711 Acklen Avenue**, requesting a variance from height restrictions in the RS7.5 District, to construct a two story detached garage. Referred to the Board under Section 17.12.060 (c)(2). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Short Term Rental

RESULT

CASE 2018-308 (Council District - 03)

Hanaa Hamed, appellant and owner of the property located at **112 Tiger Circle**, requesting a variance from the rear setback requirement in the RS7.5 District, for an addition to a single family residence. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family Residence

Map Parcel(s)

RESULT

CASE 2018-310 (Council District - 19)

Broadcast Music, appellant and owner of the property located at **10 Music Square E**, requesting a variance from the sidewalk requirement in the ORI District, in conjunction with renovation of the existing office. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Office

RESULT

CASE 2018-315 (Council District - 20)

West Nashville Living, appellant and Robert Johnson, owner of the property located at **201 Oceola Avenue**, requesting a variance from sidewalk requirements in the R8 District, to construct a single family residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180 (B).
Use-Single Family

RESULT-Deferred July 5th

CASE 2018-316 (Council District - 20)

West Nashville Living, appellant and Robert Johnson, owner of the property located at **439 W. Bend Drive**, requesting a variance from sidewalk requirements in the R8 District, to construct a single family residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).
Use-Single Family

RESULT-Deferred July 5th

CASE 2018-328 (Council District - 15)

Tarun Surti, appellant and Surti Children 2016 Trust, owner of the property located at **610 McGavock Pike**, requesting a varaince from height restrictions in the CL District, to construct a hotel. Referred to the Board under Section 17.12.020 c. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).
Use-Hotel

RESULT

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CASE 2018-262 (Council District - 06)

Kelly Paulette, appellant and owner of the property located at **707 Skyview Dr**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-short term rental

RESULT

CASE 2018-272 (Council District - 19)

Diana Catania, appellant and owner of the property located at **508 A Buchanan Street**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-short term rental

Map Parcel(s)

RESULT -Deferred August 2nd

CASE 2018-285 (Council District - 26)

Shawana Sheahen, appellant and owner of the property located at **4909 Salem Drive**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 147-5 Parcel(s) 158

RESULT

CASE 2018-286 (Council District - 31)

Connie Pollock, appellant and owner of the property located at **4153 Alva Lane.**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-287 (Council District - 23)

Joel Desantis, appellant and owner of the property located at **1019 Davidson Road.**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 Ee. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-288 (Council District - 06)

Dawson Morris, appellant and owner of the property located at **508 Russell Street**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-289 (Council District - 35)

Jennifer Hicks, appellant and owner of the property located at **8507 Poplar Creek Road.**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-291 (Council District - 29)

Martin Rule, appellant and owner of the property located at **288 Clearlake Drive W.**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 136-6 Parcel(s) 131

RESULT

CASE 2018-295 (Council District - 05)

Sarah Baer, appellant and owner of the property located at **1010 Delmas Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 72-9 Parcel(s) 241

RESULT

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CASE 2018-297 (Council District - 07)

Amanda Sciarpelletti, appellant and owner of the property located at **1427 Shelton Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-298 (Council District - 18)

Joseph Morris, appellant and Joseph and Jayne Morris, owners of the property located at **2110 18th Avenue S**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-299 (Council District - 10)

Curtis Ortmeier, appellant and owner of the property located at **2099 Tinnin Road.**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-300 (Council District - 33)

Paula Sims Bazile, appellant and owner of the property located at **5309 Kimsaw Circle**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-301 (Council District - 06)

Beverly Griffith, appellant and owner of the property located at **2001 Eastland Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

CASE 2018-312 (Council District - 20)

Ronald Milam, appellant and owner of the property located at **4505 Georgia Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

RESULT

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CASE 2018-314 (Council District - 24)

Leslie Eggleston, appellant and Steve and Lisa Cox, owners of the property located at **309 B 33rd Avenue N**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).
Use-Short Term Rental

RESULT-Deferred July 5th